

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/312 Hampton Street, Hampton Vic 3188

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$810,000

Median sale price

Median price

\$820,100

Property Type

Unit

Suburb

Hampton

Period - From

29/01/2019

to

28/01/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/44 Highett Rd HAMPTON 3188	\$805,500	10/12/2019
2	1/223 Thomas St HAMPTON 3188	\$761,000	14/12/2019
3	4/34 Linacre Rd HAMPTON 3188	\$750,000	06/09/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/01/2020 10:28



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$750,000 - \$810,000

Median Unit Price

29/01/2019 - 28/01/2020: \$820,100

Comparable Properties



3/44 Highett Rd HAMPTON 3188 (REI)

Agent Comments

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Price: \$805,500

Method: Sold Before Auction

Date: 10/12/2019

Property Type: Unit



1/223 Thomas St HAMPTON 3188 (REI)

Agent Comments

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Price: \$761,000

Method: Auction Sale

Date: 14/12/2019

Property Type: Unit

Land Size: 270 sqm approx



4/34 Linacre Rd HAMPTON 3188 (REI)

Agent Comments

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Price: \$750,000

Method: Sold Before Auction

Date: 06/09/2019

Property Type: Unit